



# **PLANNING COMMISSION AGENDA REPORT**

**VII. 2**

MEETING DATE: MAY 29, 2007

ITEM NUMBER:

SUBJECT: TENTATIVE TRACT MAP T-17161  
1974 MEYER PLACE, COSTA MESA

DATE: MAY 16, 2007

FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER  
(714) 754-5609

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## **DESCRIPTION**

The applicant proposes a one-lot airspace subdivision to facilitate a five-unit, 3-story, attached common interest development (condominiums) that was approved under Planning Application PA-06-67.

## **APPLICANT**

Craig Hermann is the authorized agent/property owner.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

REBECCA ROBBINS  
Assistant Planner

R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

## **BACKGROUND**

On February 12, 2007, Planning Commission approved Planning Application PA-06-67, for a Master Plan to construct five, 3-story, attached residential units. The subject site is in the Mesa West Residential Ownership Urban Plan and is zoned R2-HD with a General Plan designation of High Density Residential.

The applicant is proposing the map to facilitate the condominium development, allowing the individual units to be sold independent of one another. The map complies with City Code and the State Subdivision Map Act.

The staff report and plans for the common interest development are attached for reference.

## **GENERAL PLAN CONFORMITY**

Since the common interest development was approved under PA-06-67, the Planning Commission has limited discretionary authority over the subsequent tract map. Should the Commission wish to deny the tract map, findings supporting this action must comply with those listed in the Subdivision Map Act (Section 66974 of the Government Code).

## **ALTERNATIVE**

If the tract map is denied, the applicant would not be able to file a similar request for six months. The project could be built and leased, but would be limited to a single ownership. Denial of the tract map would be inconsistent with the approval of the Master Plan for ownership units.

## **ENVIRONMENTAL DETERMINATION**

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA (Section 15332, In-fill Developments).

## **CONCLUSION**

Approval of the tract map will facilitate an ownership housing project as approved by the Planning Commission under Planning Application PA-06-67. The map is in compliance with the requirements of the Subdivision Map Act, Planning Application PA-06-67, and Chapter XI (Subdivision) of the Zoning Code.

Attachments:      PC Resolution  
                          Exhibit "A" – Findings  
                          Exhibit "B" – Conditions of Approval  
                          Tentative Tract Map  
                          Location Map  
                          Conceptual Site Plan Approved for PA-06-67

cc: Deputy City Mgr. - Dev. Svs. Director  
Assistant City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

Craig & Jeffery Hermann  
25107 Cineria Way  
Lake Forest, CA 92630

File: 052907T17161	Date: 051407	Time: 9:00 a.m.
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**RESOLUTION NO. PC-07-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING TRACT MAP T-17161**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Craig Hermann, authorized agent/property owner with respect to the real property located at 1974 Meyer Place, requesting approval of a one-lot airspace subdivision to facilitate a five-unit, attached common interest development (condominiums) approved under PA-06-67 in an R2-HD zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 29, 2007;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions in Exhibit "B," the Planning Commission hereby **APPROVES** Tentative Tract Map T-17161 with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine the adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Tract Map T-17161 and upon the applicant's compliance with each and all of the conditions contained in Exhibit "B." Any approval granted by this resolution shall be subject to review, modification, or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 29th day of May, 2007.**

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Donn Hall, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA   )  
  )ss  
COUNTY OF ORANGE    )

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 29, 2007, by the following votes:

AYES:           COMMISSIONERS:

NOES:           COMMISSIONERS:

ABSENT:        COMMISSIONERS:

ABSTAIN:       COMMISSIONERS:

\_\_\_\_\_  
Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

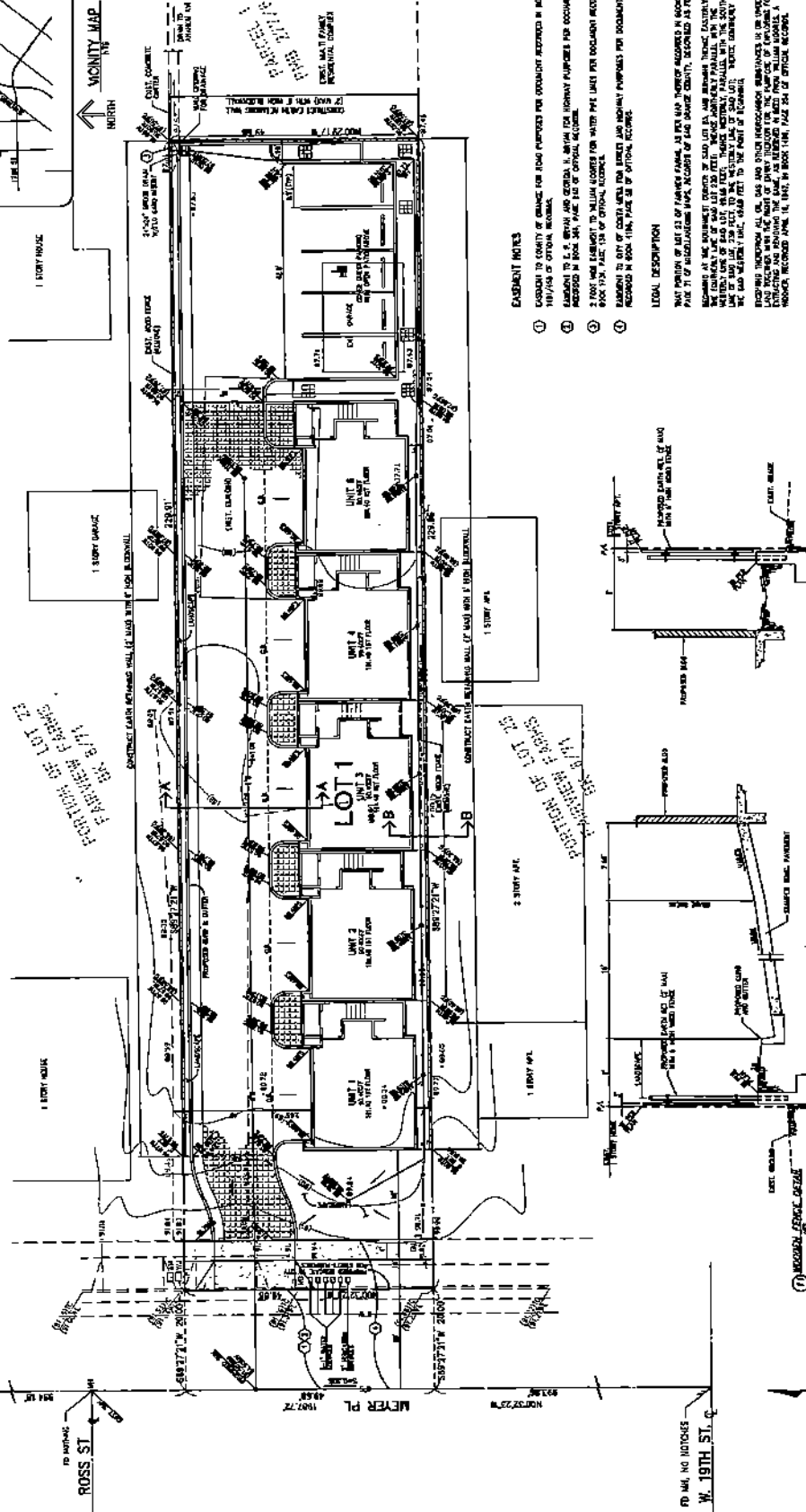
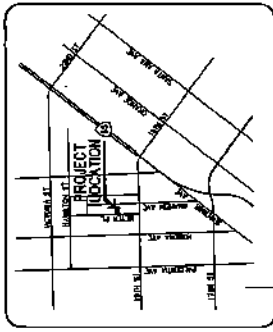
- A. The proposed subdivision complies with Costa Mesa Municipal Code Section 13-29 (g)(13) because the creation of a one-lot subdivision for a five-unit attached common interest development is consistent with the General Plan.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA, under Section 15332, Class 32(In-fill Developments).
- C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- D. The proposed use of the subdivision is for residential ownership purposes which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- E. The subject property is physically suitable to accommodate Tract Map T-17161 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- F. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- G. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.
- H. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- I. The information presented complies with Section 13-29(e) of the Costa Mesa Municipal Code in that the subdivision is consistent with the General Plan and the Planning Application is for a project specific case and does not establish a precedent for future development.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

- Plng. 1. The applicant shall comply with the conditions of approval, code requirements, and special district requirements of Planning Application PA-06-67. These conditions provided herein are supplemental to those contained in PA-06-67.
2. The applicant shall show proof of compliance with all applicable conditions of approval and code requirements prior to recordation of the final map. This condition shall be completed under the direction of the Planning Staff.
3. Applicant shall contact the Building Safety Division, prior to recordation of the parcel map, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied.

# TENTATIVE TRACT NO. 17161 PALMILLA CONDOMINIUMS 1974 MEYER PLACE, COSTA MESA



AREA : GROSS = 0.262 Acres  
NET = 0.251 Acres  
A 5 UNIT CONDOMINIUM DEVELOPMENT  
AP NO. 422-142-36

TENTATIVE TRACT NO. 17161  
1974 Meyer Place  
CITY OF COSTA MESA

ARCHITECT  
MORSE-BOUDREAU ARCHITECTS  
1874 B Street, Suite 200  
Costa Mesa, CA 92626  
P. 444-315-4815 F. 444-315-4879

CONTRACTOR  
CRAIG REISMAN  
10000 Wilshire Blvd., Suite 100  
Beverly Hills, CA 90210

REVIEWED UNDER THE SUPERVISION OF  
DMS CONSULTANTS, INC.  
10000 Wilshire Blvd., Suite 100  
Beverly Hills, CA 90210  
P. 444-315-4815 F. 444-315-4879

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DATE: 04/02/07  
Sheet  
1 of 1

SCALE: 1"=10'

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H

SECTION I-I

SECTION J-J

SECTION K-K

SECTION L-L

SECTION M-M

SECTION N-N

SECTION O-O

SECTION P-P



### Overview Map



### Legend

Address  
Large

Address  
Points

Roads

///

Major

/// Freeway

/// Collector  
Freeway  
(cont)

///

Newport BLVD

///

Primary

///

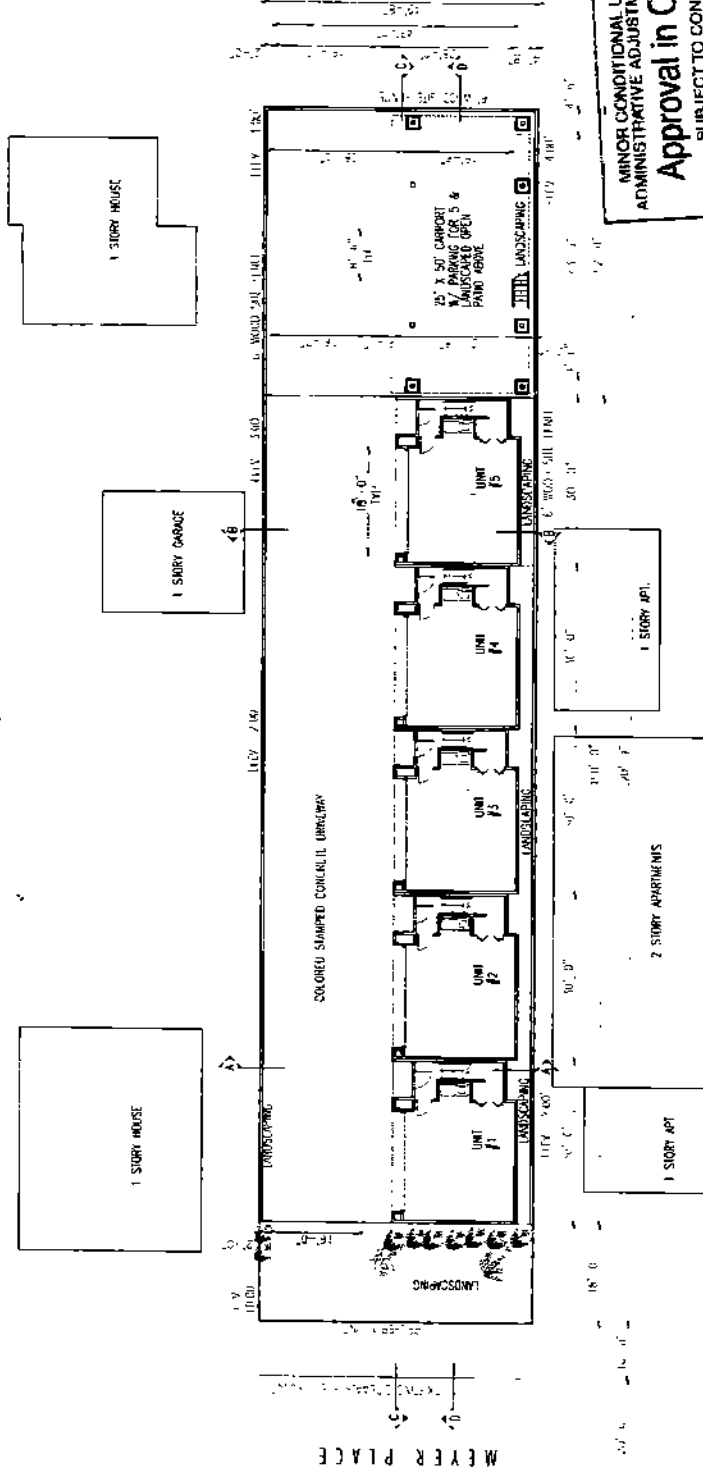
(cont)

### Map Display



# PALMILLA CONDOMINIUMS

## 1974 Meyer Place, Costa Mesa, CA



MINOR CONDITIONAL USE PERMIT  
ADMINISTRATIVE ADJUSTMENT NO. 19-106-67

**Approval in Concept**

SUBJECT TO CONDITIONS  
CITY OF COSTA MESA  
PLANNING DEPT.

DATE 7/24/07

10

**MORSE - BOUDREAU ARCHITECTS**  
1931A Newport Boulevard  
Costa Mesa, CA 92627  
Tel. 949.515.4870  
Fax 949.515.4875

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### AREA TABULATIONS

1. TOTAL SITE AREA	40,194' x 220' = 8,842,780' ±
2. TOTAL BUILDING AREA	11,774' x 60' = 706,440' ±
3. TOTAL DRIVEWAY AREA	1,170' x 10' = 11,700' ±
4. TOTAL LANDSCAPE AREA	1,170' x 10' = 11,700' ±
5. TOTAL APARTMENT AREA	11,774' x 60' = 706,440' ±
6. TOTAL GARAGE AREA	1,170' x 10' = 11,700' ±
7. TOTAL HOUSE AREA	1,170' x 10' = 11,700' ±
8. TOTAL APARTMENT AREA	11,774' x 60' = 706,440' ±
9. TOTAL GARAGE AREA	1,170' x 10' = 11,700' ±
10. TOTAL HOUSE AREA	1,170' x 10' = 11,700' ±